



- Three Bedroom Semi Detached House
- Off Road Parking & Garage
- Generous Garden
- First Floor Bathroom
- Log Burner
- Close To Shops And Amenities
- Close To Station And Schools

19 Broomfield Crescent, Wivenhoe, Colchester, Essex. CO7 9QA.

**** GUIDE PRICE £280,000 - £290,00 **** Located in the sought after town of Wivenhoe, is this wonderfully presented three bedroom semi detached house. Sitting along a peaceful road this property offers both a sense of privacy but with also the ability to be able to walk to the towns local shops, schools, Essex university and train station. Internally this house does not disappoint, its been well maintained by its current owners. Some of its main highlights include a generous living room, kitchen and separate dining room, upstairs there are three generous bedrooms and family bathroom. The property also benefits from a large driveway and detached garage. Call us now to arrange a viewing.



Property Details.

Ground Floor

Hallway

6' 4" x 5' 3" (1.93m x 1.60m) Windows to front, radiator, access to under stairs storage cupboard, doors to;

Living Room



11' 11" x 21' 1" (3.63m x 6.43m) Window to front, radiators, log burner, double doors to dining room

Dining Room



10' 11" x 9' 7" (3.33m x 2.92m) Window to rear, radiator and door to;

Kitchen



10' 4" x 8' 4" (3.15m x 2.54m) Windows to side, range of eye and low level fitted units with work surface over, spaces for washing machine, dishwasher, fridge and freezer, eye level oven and grill, separate gas hob with extractor over, opening into utility area.

First Floor

Landing

7' 6" x 7' 11" (2.29m x 2.41m) Window to side, loft access, doors to;

Bedroom One



10' 2" x 11' 11" (3.10m x 3.63m) Window to front, radiator.

Property Details.

Bedroom Two



10' 11" x 10' 1" (3.33m x 3.07m) Window to side, radiator, built in wardrobe.

Bedroom Three



7' 5" x 8' 4" (2.26m x 2.54m) Window to front and radiator.

Bathroom



Window to rear, radiator, wash hand basin, W/C and panelled bath with shower head over.

Outside

Garden



The house benefits from a generous sized rear garden. fully enclosed by fencing and sheltered for privacy by small trees. The garden has mostly been laid to lawn however there is a portion which is patio. There is also access from the garden to the garage's side door. The garage has full power connected.

At the front of the house there is off road parking for several vehicles.

